George Thebarge, AICP

GEOplan consulting

LAND USE PLANNING, ZONING, & ECONOMIC DEVELOPMENT

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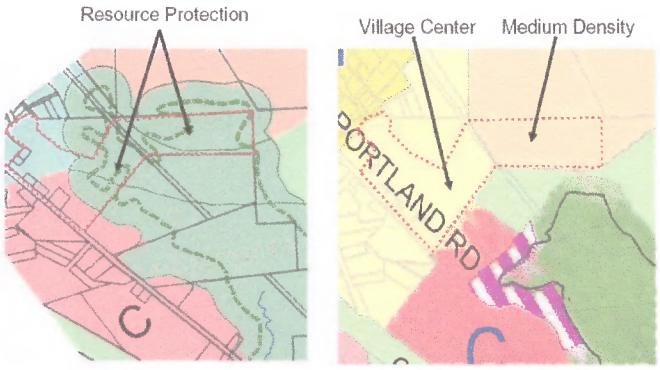
Shoreland Zoning Update
Gray, Maine

GRAY PLAZA – SHORELAND ZONING CHANGE 2009

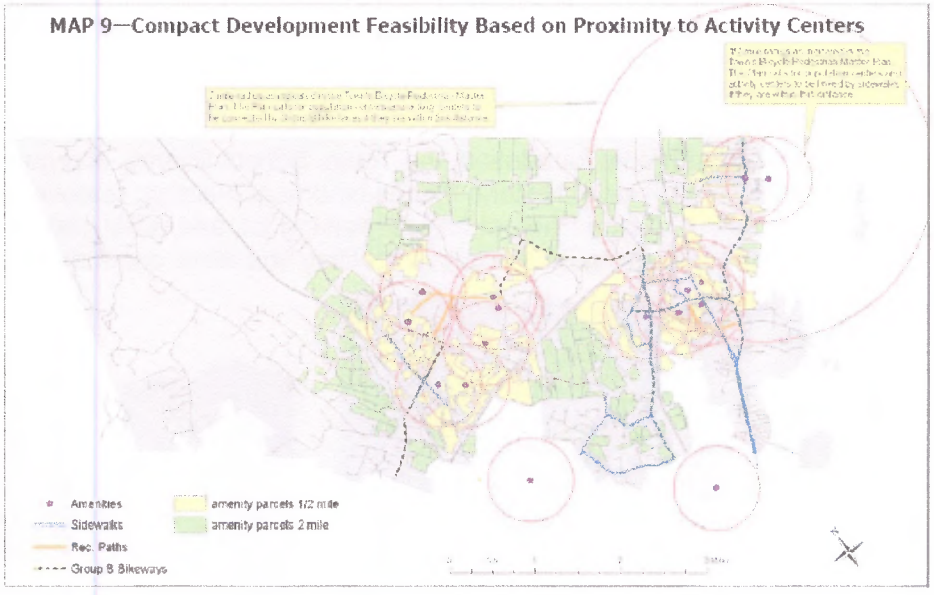


ZONING 2009 ZONING 2011

George Thebarge AICP helped the Town review and update its Town-wide Shoreland Zoning Districts to be consistent with the *Chapter 1000 Guidelines for Municipal Shoreland Zoning Ordinances*. In the review of State wildlife habitat mapping areas that had been mapped as Resource Protection based on old inventories, more land was removed from development restrictions than was placed in that category. Similar air photo interpretation results were used as a basis for removing large land parcels in a Village Commercial area from inaccurate development restrictions. At the same time, new stream protection standards and wildlife buffers were added in previously missed areas and performance standards were updated to make them more effective.

Compact Development Study
Falmouth, Maine

MAP 9—Compact Development Feasibility Based on Proximity to Activity Centers



George Thebarge AICP directed the research and authored the Falmouth Compact Development Study that won best plan of the year of the Maine Association of Planners. The objective analysis identified large land parcels that were *feasible* for higher density development based on availability of public utilities and major roads and were *appropriate* for higher density based on absence of natural and scenic resources and their proximity to cultural and commercial centers in the community. The study also used positive examples of existing desirable, high-value housing within the community as models for higher density.

Commercial Area Master Plans
Falmouth, Maine

George Thebarge AICP coordinated the master planning and design of a new commercial center at Exit 63 of the Maine Turnpike starting with a $50,000 Maine DOT transportation study. The master plan placed larger scale buildings and parking lots adjacent to the railroad and highway and clustered smaller scale commercial buildings as a buffer to adjacent residential neighborhoods. A Tax Increment Financing District created to finance extension of public sewer to the site resulted in Town acquisition of 50 acres of open space on the Presumpscot River and the developers accepting some of the first commercial design guidelines in the State of Maine. The careful planning and design led to positive acceptance of the major commercial development in the back yards of nearby residences.

Historic Downtown Revitalization
Gray, Maine

Working with the Gray Community Economic Development Committee George Thebarge AICP developed one of the most effective Community Development Block Grant programs in Cumberland County that provided funding for streetscape and façade improvements on a prominent block of historic buildings to serve as a model for redevelopment in the downtown. Subsequent master plan grants led to plans for similar, larger-scale revitalization of the Monument Square Block and a public-private partnership involving a philanthropic foundation, the Town, School District, and commercial property owners to renovate a National Register of Historic Places landmark building, remove other abandoned and obsolete buildings, create a Village Park, municipal parking lot, and world-class Little League facility. The parking lot will expand parking for the public facilities and allow commercial expansions for abutters.

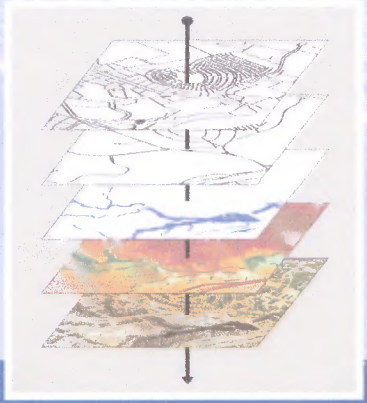
Reinventing the Commercial Strip
Falmouth, Maine

George Thebarge AICP managed the planning studies and supervised redevelopment of the Route One Corridor in Falmouth following recommendations in the initial Route One Study and the visionary Village Master Plan. Initial resistance of business owners and scoffing of purist planners evaporated over time as redevelopment progressed and led to a quadrupling of property values and creation of attractive walkable, bicycle-friendly spaces along the highway corridor. Redevelopment of the 1960s vintage shopping centers and replacement of the auto-dominant convenience stores with functional and attractive commercial buildings contributed to Falmouth Foreside being designated as one of the top dozen retirement locations in the country and the Route One Corridor as a model of commercial strip revitalization.

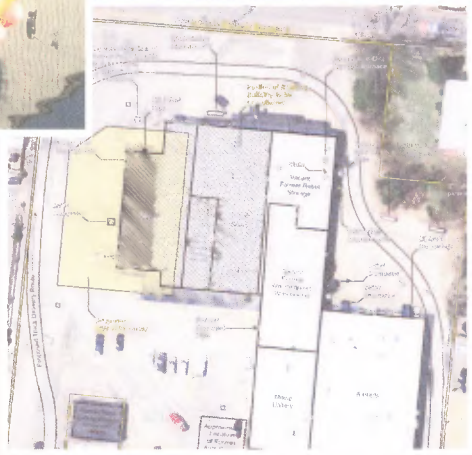
Bringing in the Railroad
Gray, Maine

George Thebarge AICP conducted a feasibility study for bringing the Maine Narrow Gauge Railroad Museum from the Portland Waterfront to Gray Village. In addition to helping the community successfully compete for the new tourist attraction, Mr. Thebarge successfully solicited donation of a mile and a half of railroad right of way from the Central Maine Power Company to restore a portion of the historic Portland to Lewiston electric railway as the track for running the antique equipment as a tourist attraction. The influx of railroad enthusiasts and families with young children will stimulate economic development and downtown revitalization in Gray Village.

RANSOM
Environmental
Consultants, Inc.



GIS APPLICATIONS



Specialized Services Supporting GIS Applications:

Ransom Environmental Consultants, Inc. uses Geographic Information Systems (GIS) to better manage, analyze, visualize, and distribute geographic information. By using GIS in combination with other Spatial Information Technologies (SIT), Ransom delivers enhanced and dynamic ways to visualize and interact with information. In addition to using GIS as a value-added service to our clients, Ransom can also facilitate and manage our clients' implementation of GIS and expand the utilization of their existing GIS framework.

Our Services Include:

- Data Creation
- Data Management
- GIS Strategic Planning
- Data Management Planning
- Database Design
- Mobile Data Collection Applications
- Cartographic Services
- Map Book Creation
- Field Mapping

Ransom's GIS End Products Provide Need-Based Solutions for:

Community and municipal applications, economic development, Brownfield information management, Phase I ESAs, Phase II investigations, remedial action planning, stormwater management, infrastructure mapping, and as a component of mobile data-collection frameworks.

In addition to practical applications, Ransom's staff has experience in providing GIS education to community-based organizations, along with both college undergraduate and graduate students.

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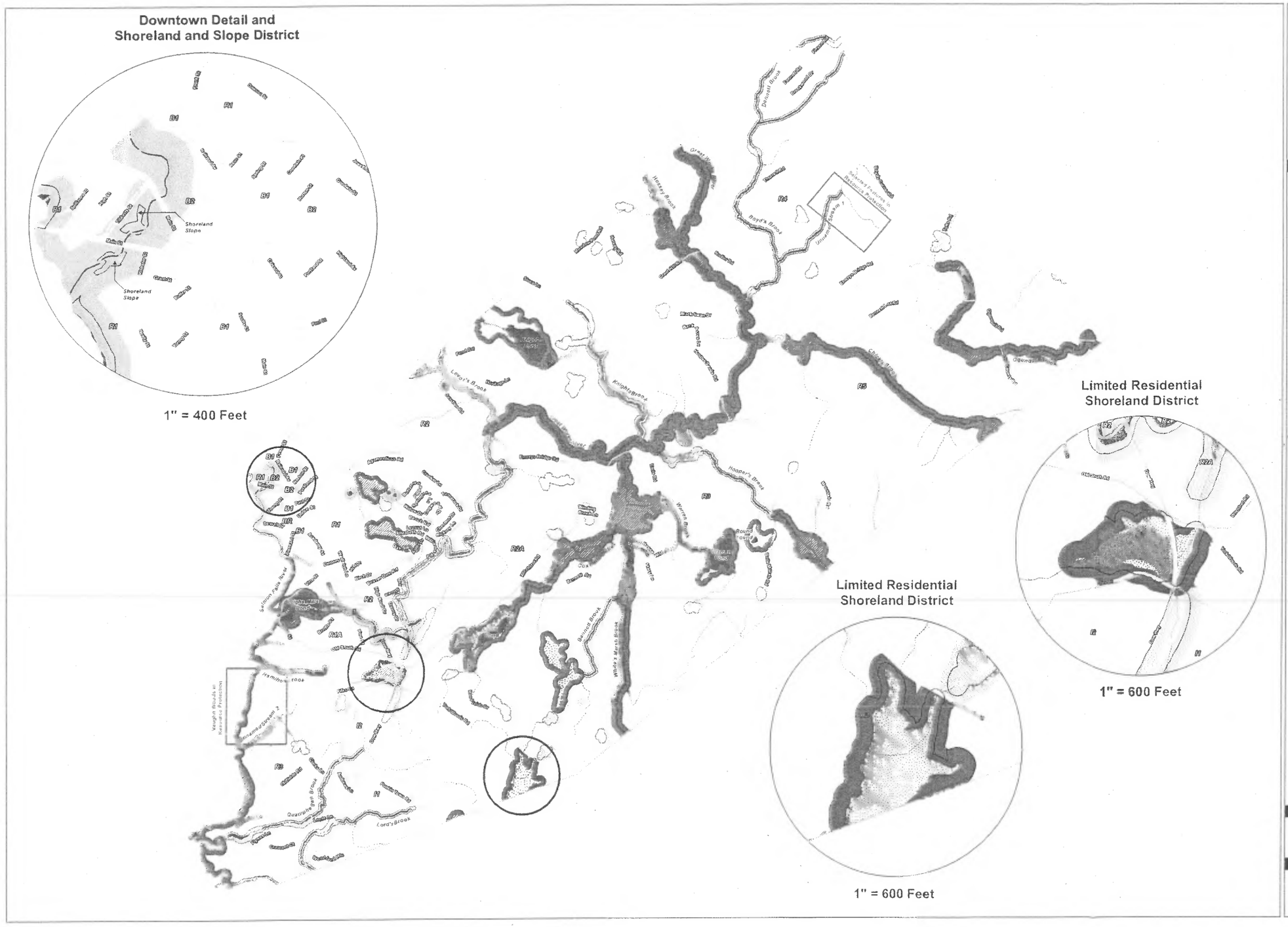

Official Shoreland Zoning Map

Map Legend

Base and General Zoning

- Property Boundary
- General Zoning
- Waterbody
- River, Stream, Brook
- Discontinued Road
- Town Road

State and Federal

- Well Head Protection Area (SBWD)
- Inland Waterfowl / Wading bird Habitat (MDIFW)
- 100 Year Flood Zone (FEMA)
- Very Poorly Drained Soils (NRCS)

National Wetland Inventory

- Forested Wetland Associated with a Great Pond
- Major Freshwater Wetland
- Minor Freshwater Wetland
- Resource Protection

Shoreland Zoning

- Resource Protection
- Limited Residential Shoreland District
- Major Freshwater Wetland
- Shoreland and Slope District
- Shoreland
- River, Stream, Brook
- Setback

Scale and Orientation

2,000 FT
1 Inch

Use Disclaimer

Disclaimer:
The Town of South Berwick shall not be held liable for discrepancies in land conveyance based on the content of these maps. These maps are for planning purposes only. Copyright Town of South Berwick. Map revised to August of 2010.

Head Harbor
150 Feet In Elevation
1 inch = 250 feet
N
100
90
80
70

Assessor's Maps

Legend

Property Boundary

Local Road

Private Road

River, Stream, Brook

Waterbody

17 Map Number

Calculated Approximate Dimension
Map 8
Lot 61
Sub 2

Calculated Dimension From Survey Lines
Map 8
Lot 61
Sub 2

ZANSOM

Town-Wide Locator Map

Local Locator Map

Scale and Orientation

0 100 200
1 inch = 200 feet

Notes

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The Town of South Berwick shall not be held liable for discrepencies in land conveyance based on the content of these maps. These maps are for assessing purposes only.
Copyright: Town of South Berwick. Maps revised to April of 2011.

MAP 32

City of South Portland

Street Openings Program

- Notifications
- Should Have Temporary Pavement
- Should Have Final Pavement
- Warranty Period Expiring Within 45 Days
- Excavation
- Final Pavement
- Temporary Pavement
- Railroad
- Stream, Brook
- Wetland
- Waterbody
- Parcel
- Open Space
- Paper Street
- Water
- Private ROW
- Road ROW
- Vacated Street
- Moratorium Street